073.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	702,000 / 702,000
					USE VALUE:	702,000 / 702,000
					ASSESSED:	702,000 / 702,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VARGA ERIK & DANA	
Owner 2:		
Owner 3:		
Street 1:	51 RIDGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	ZARBA HELEN -
Owner 2:	-
Street 1:	51 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,060 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Aluminum Exterior and 1705 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8060.000	236,200	2,500	463,300	702,000
Total Card	0.185	236,200	2,500	463,300	702,000
Total Parcel	0.185	236,200	2,500	463,300	702,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.73 | /Parcel: 411.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 45971
GIS Ref:
GIS Ref:
Insp Date: 10/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 073.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	236,200	2500	8,060.	463,300	702,000	702,000	Year End Roll	12/18/2019
2019	101	FV	210,700	900	8,060.	430,200	641,800	641,800	Year End Roll	1/3/2019
2018	101	FV	210,700	900	8,060.	430,200	641,800	641,800	Year End Roll	12/20/2017
2017	101	FV	210,700	900	8,060.	377,200	588,800	588,800	Year End Roll	1/3/2017
2016	101	FV	210,700	900	8,060.	344,100	555,700	555,700	Year End	1/4/2016
2015	101	FV	197,300	900	8,060.	304,400	502,600	502,600	Year End Roll	12/11/2014
2014	101	FV	197,300	900	8,060.	287,900	486,100	486,100	Year End Roll	12/16/2013
2013	101	FV	197,300	900	8,060.	274,000	472,200	472,200		12/13/2012

!6119!

PRINT

Date	Time
12/10/20	20:55:44

LAST REV

Date	Time
04/29/20	13:49:11

jorourke

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6119

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZARBA HELEN,	74145-23	1	2/18/2020		800,000	No	No		
HANLEY JOHN J J	68301-311		10/28/2016		650,000	No	No		
	13222-383		6/1/1977		46,000	No	No		Y

USER DEFINED

Prior Id # 1:	45971
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2017	31	New Wind	6,310	C				
11/18/2016	1430	New Wind	12,107	C				
9/8/2010	1094	New Wind	4,261					REPL 6 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2020	SQ Returned	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
10/9/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	189	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	243	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8060		Sq. Ft.	Site		0	70.	0.82	12									463,259						463,300	

Total AC/HA: 0.18503 | Total SF/SM: 8060 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 463,259 | Spl Credit | Total: 463,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	290131
Depreciation:	53964
Depreciated Total:	236166

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

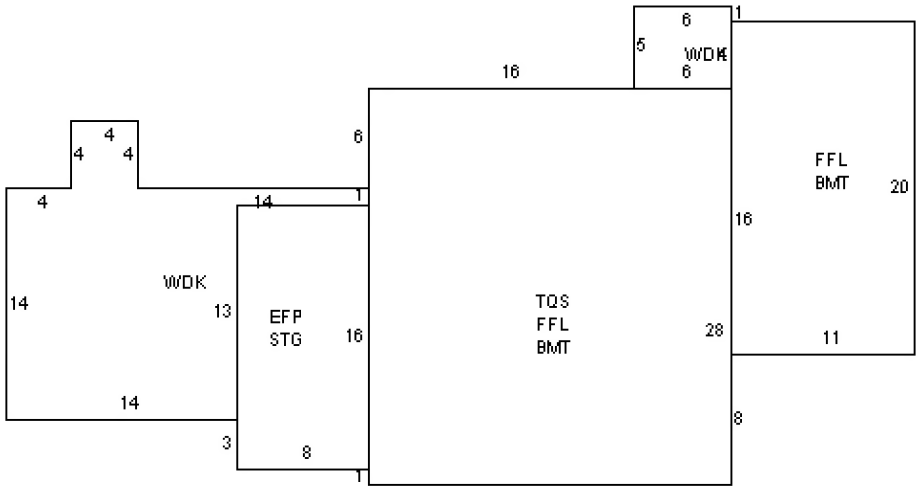
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	98.50
Final Total:	236200	Val/Su SzAd	206.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	748	63.250	47,311
FFL	First Floor	748	141.740	106,018
TQS	3/4 Story	396	141.740	56,127
WDK	Deck	250	10.000	2,500
EFP	Enclos Porch	128	48.490	6,207
STG	Storage	128	7.560	968

Net Sketched Area:	2,398	Total:	219,131
Size Ad	1144	Gross Are	2530	FinArea	1705
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	10X14	A	AV	2018	13.14	T	5	101			1,700			1,700
19	Patio	D	Y	1	15X15	A	AV	2016	3.92	T	5	101			800			800

More:	N	Total Yard Items:	2,500	Total Special Featues:		Total:	2,500

IMAGE

AssessPro Patriot Properties, Inc